

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

February 3, 2015

Allocation of Homeless Service Center Funds for Mosaic Gardens at Willowbrook

LINC Community Development Corporation (LINC) is a nonprofit organization that builds, owns and operates affordable housing for seniors and families throughout California. LINC is in the process of developing the Mosaic Gardens at Willowbrook (Mosaic Gardens), which will be located at 2213 El Segundo Boulevard, and 12701, 12709 and 12627 Willowbrook Avenue in the unincorporated community of Willowbrook. Mosaic Gardens will serve low-income families and homeless persons in the Second Supervisorial District who are frequent users of services provided by the Los Angeles County Department of Mental Health (DMH) and the Los Angeles County Department of Health Services (DHS). Mosaic Gardens will consist of 61-units: 31 units for homeless persons, 29 units for low-income families, and one manager's unit.

Consistent with other housing developments that serve low-income and homeless persons, Mosaic Gardens will require gap financing. The estimated gap in funding for the Mosaic Gardens can be closed with Homeless Service Funds allocated for use in the Second Supervisorial District. The Homeless Service Funds are subject to various

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underwriting requirements, and the developer may be required by the Community Development Commission (CDC) or other lenders to create a single asset entity that will allow the project to be owned by a limited partnership. The CDC will approve any designated single asset entity prior to signing loan documents.

CDC staff has considered and determined based on the attached analysis that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to sections 15192 and 15194 of the CEQA Guidelines.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Direct the Interim Chief Executive Officer (CEO) to reallocate \$924,000 of the Second District's Homeless Services Funds from the Homeless and Housing budget unit to the Project and Facility Development budget unit in order to facilitate the transfer of these funds to the Community Development Commission (CDC).
2. Authorize the Interim CEO to execute a funding agreement with CDC in the amount of \$924,000 to provide gap financing required for the Mosaic Gardens at Willowbrook housing development and fund administrative costs incurred by CDC.

I FURTHER MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS THE COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION:

3. Authorize the Executive Director, or his designee, to execute all documents necessary to accept and incorporate into the CDC's approved Fiscal Year 2014-2015 budget up to \$924,000 in Second District Homeless Service Funds for

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predevelopment, construction, and administrative costs associated with the development of the Mosaic Gardens at Willowbrook.

4. Authorize the Executive Director, or his designee, to negotiate, execute, amend and, if necessary, terminate a Loan Agreement and all related documents with LINC or its CDC-approved designee, to loan up to \$840,000 in Homeless Service Funds to assist with development and construction costs of the Mosaic Gardens at Willowbrook housing development, following approval as to form by County Counsel.
5. Acting as a lead agency pursuant to the California Environmental Quality Act (CEQA), certify that the CDC has considered the attached determination, which was prepared by the CDC; and find that the project is exempt from CEQA pursuant to sections 15192 and 15194 of the CEQA Guidelines.

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NOTICE OF EXEMPTION (CEQA)

To all Interested Agencies, Groups, and Persons:

The purpose of this notice is to inform the public that the County of Los Angeles has determined that the following project is exempt from the requirements of the California Environmental Quality Act (CEQA) as outlined in Article 12.5 of the 2014 CEQA *Guidelines*. The following is a brief description of the project and the rationale for finding the project exempt:

PROJECT NAME & NUMBER: Mosaic Gardens at Willowbrook Project

LEAD AGENCY: Community Development Commission/Housing Authority

LOCATION: 12701, 12709 and 12627 South Willowbrook Avenue and 2213 El Segundo Blvd., Willowbrook

PROJECT DESCRIPTION: This project involves new construction of 61 units of affordable housing apartments, a community room, garden, parking and open space on a 2.17-acre site in the unincorporated Willowbrook area of Los Angeles. This project requires an Administrative Housing Permit and a Parking Permit.

CATEGORICAL EXEMPTION: The Exemption that applies is checked below:

	EXEMPTION NUMBER	SUB-SECTION	DESCRIPTION
	15301. Existing Facilities:		
	15302. Replacement or Reconstruction		
	15303. New Construction or Conversion of Small Structures		
	15304. Minor Alterations to Land		
	15305. Minor Alterations in Land Use Limitations		
	15306. Information Collection		
X	OTHER: 15192 and 15194		This project has been determined exempt from the requirements of CEQA after review of the criteria for affordable housing project exemptions. Exemption analysis is attached.

RATIONALE FOR EXEMPTION: The activities described above are exempt under Sections 15192 and 15194 of the State CEQA Guidelines.

PREPARED BY: Donald Dean DATE: 1/22/2015
Preparer's Name

CONCURRED BY: _____ DATE: _____
Reviewer's Name

Community Development Commission of the County of Los Angeles

Staff CEQA Analysis

Mosaic Gardens at Willowbrook Project:

The proposed project involves demolition of six existing buildings and construction of three new buildings, including 61 affordable apartments, a community room, community gardens, a tot lot, 85 surface parking spaces, and open space. The existing buildings to be demolished include two occupied duplexes; two vacant houses, carport, shed, and poolhouse; and a vacant former daycare facility located at 2213-2225 El Segundo Boulevard and 12627 Willowbrook Avenue. New construction will include three residential buildings of up to three stories in height. There will be no commercial space and the buildings will be two-stories at the street frontage and step back into three stories to complement the existing structures in the neighborhood. The total lot area is 94,616 square feet and the new development will include 65,114 square feet of total building area. This project will require an Administrative Housing Permit and a Parking Permit.

The project site is located at 12701, 12709 and 12627 S. Willowbrook Avenue and 2213 E. El Segundo Boulevard in the unincorporated Willowbrook area of Los Angeles County. The site is on the northwest corner of the intersection of S. Willowbrook Avenue and E. El Segundo Boulevard. The site is bordered by a church and commercial building to the south, residential uses to the west, and a day care and vacant lot to the north. To the east of the site are Willowbrook Avenue and a Metrolink rail line. The Assessor Parcel Numbers for the project site are 6152-003-908, 6152-003-906, 6152-002-020, and 6152-003-008.

Section 15192. Threshold Requirements for Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects.

In order to qualify for an exemption set forth in sections 15193, 15194 or 15195, a housing project must meet all of the threshold criteria set forth below.

(a) The project must be consistent with:

- (1) Any applicable general plan, specific plan, or local coastal program, including any mitigation measures required by such plan or program, as that plan or program existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete; and
- (2) Any applicable zoning ordinance, as that zoning ordinance existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete, unless the zoning of project property is inconsistent with the general plan because the project property has not been rezoned to conform to the general plan.

The project is consistent with the existing General Plan and zoning ordinance for the County of Los Angeles. The project site has a County of Los Angeles land use designation of Low/Medium Density Residential (6 to 12 dwelling units per acre) and Medium Density Residential (12-22 dwelling units per acre). The site has a County zoning of Limited Residential (R-3). Pursuant to Section 22.20 of the Los Angeles County Code of Ordinances, this zone allows apartment houses, community gardens, accessory buildings

and structures. Section 22.52.1840 allows an incentive of a 50% density bonus for qualified projects in which 100% of the units are set aside for very low or lower income households. The proposed project qualifies for this density bonus incentive and would be allowed to provide 61 total units with an Administrative Housing Permit.

(b) Community-level environmental review has been adopted or certified.

An EIR was adopted for the County of Los Angeles General Plan on 11/25/80. This fulfills the "community-level environmental review" requirement per Guidelines Section 15191 (c).

(c) The project and other projects approved prior to the approval of the project can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all applicable in-lieu or development fees.

Utilities providing water, sewer and electricity service have confirmed that the project can be served by existing utilities. All applicable in-lieu fees required during the entitlement phase will be paid before building permit(s) are released.

(d) The site of the project:

(1) Does not contain wetlands, as defined in Section 328.3 of Title 33 of the Code of Federal Regulations.

There are no wetlands in the vicinity of the project site (reference: U.S. Fish and Wildlife Service Wetlands Mapper).

(2) Does not have any value as an ecological community upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection.

The project site is in an urbanized area and would not impact the value of any ecological community. The project site is developed and is in a highly urbanized area surrounded by residential and commercial uses. The proposed project would not affect, either directly, indirectly, or through habitat modifications, any endangered, threatened, or rare species. Therefore, no impact would occur.

(3) Does not harm any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.) or by the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code.

The project site is developed and is in a highly urbanized area surrounded by residential and commercial uses. The proposed project would not affect, either directly, indirectly, or through habitat modifications, any endangered, threatened, or rare species. Therefore, no impact would occur.

(4) Does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete.

The property at 12628, 12701 & 12709 Willowbrook Avenue was developed with the current on-site building in 1923 and/or 1939. A second on-site building appears to have been present between the late 1930s and early 1980s. Tenants on the subject property have included various residential entities, a lounge, a supermarket, and a non-profit community services entity. The property at 2213 East El Segundo Blvd. was developed with residential buildings in 1924(2), 1937 and 1956 (Partner Engineering and Science, Inc. Phase I ESA April and May 2014). Two of the lots making up the project site are currently mostly undeveloped and vacant. Vegetation includes mature trees and annual grasses and weeds. There are no stands of native vegetation on or near the project site. About 5 mature trees will be removed to accommodate the project, but none are protected species. Project will not cause the destruction or removal of any protected species.

(e) The site of the project is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code.

Two Phase I Environmental Site Assessments were completed for the project site earlier this year (2014). A records search conducted as part of these assessments revealed that the project site is not included on any list of facilities or sites compiled pursuant to Government Code Section 65962.5.

(f) The site of the project is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. In addition, the following steps have been taken in response to the results of this assessment:

(1) If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements.

(2) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.

Two Phase I Environmental Site Assessments were completed for the project site earlier this year (2014). These assessments revealed no potential for exposure to significant hazards from surrounding properties or activities. Project construction will comply with all applicable regulatory requirements.

(g) The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code.

Historic review completed pursuant to the requirements of the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act determined that no historic resources exist on or near the project site. The historic consultant has confirmed that this determination also applies to CEQA requirements pursuant to Guidelines Section 15064.5.

(h) The project site is not subject to wildland fire hazard, as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard.

The project site is in an urbanized area and will not be subject to wildland fire hazard.

(i) The project site does not have an unusually high risk of fire or explosion from materials stored or used on nearby properties.

The project construction and operation would not involve explosive or flammable materials or operations. No evidence of aboveground storage tanks (ASTs) that could contain explosive or flammable materials was observed on or around the project site. Based on the Phase I ESAs, no other hazardous operations exist within the vicinity of the project site.

(j) The project site does not present a risk of a public health exposure at a level that would exceed the standards established by any state or federal agency.

There are no known public health exposure risks at this site. The Phase I Environmental Site Assessments completed for the project site did not identify any hazardous conditions on or near the project site. There are no other known public health risks that would exceed state or federal regulatory standards. Project construction will comply with all applicable regulatory requirements.

(k) Either the project site is not within a delineated earthquake fault zone or a seismic hazard zone, as determined pursuant to Section 2622 and 2696 of the Public Resources Code respectively, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake or seismic hazard.

The site is within a delineated liquefaction zone. The County General Plan EIR addresses areas of liquefaction potential stating that impacts can be effectively mitigated on a project level. A geotechnical study and liquefaction analysis has been done for this site and foundation design recommendations have been provided. There are no significant geological issues that would preclude the construction of this project.

(l) Either the project site does not present a landslide hazard, flood plain, flood way, or restriction zone, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood.

The project site and surrounding area is generally level and would not be subject to a landslide hazard. The project site is not located in a designated flood zone and would not be subject to flood plain or flood way hazards. (FEMA Panel 06037C1675F)

(m) The project site is not located on developed open space.

The project site is not located on developed open space as defined by Guidelines Section 15191 (d).

(n) The project site is not located within the boundaries of a state conservancy.

The project site is not located within or near the boundaries of a state conservancy.

(o) The project has not been divided into smaller projects to qualify for one or more of the exemptions set forth in sections 15193 to 15195.

The project has not been divided into smaller projects.

Section 15194. Affordable Housing Exemption.

CEQA does not apply to any development project that meets the following criteria:

(a) The project meets the threshold criteria set forth in section 15192.

Section 15192 has been reviewed and the project meets the threshold criteria.

(b) The project meets the following size criteria: the project site is not more than five acres in area.

Project site is approximately 2.17 acres.

(c) The project meets both of the following requirements regarding location:

(1) The project meets one of the following location requirements relating to population density:

(A) The project site is located within an urbanized area or within a census-defined place with a population density of at least 5,000 persons per square mile.

(B) If the project consists of 50 or fewer units, the project site is located within an incorporated city with a population density of at least 2,500 persons per square mile and a total population of at least 25,000 persons.

(C) The project is located within either an incorporated city or a census defined place with a population density of at least 1,000 persons per square mile and there is no reasonable possibility that the project would have a significant effect on the environment or the residents of the project due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable projects in the vicinity of the project.

"A" applies. Per 2010 U.S. Census data, the project is located in Willowbrook, which is a census-designated place with a population of 9,564 people per square mile.

(2) The project meets one of the following site-specific location requirements:

(A) The project site has been previously developed for qualified urban uses; or

(B) The parcels immediately adjacent to the project site are developed with qualified urban uses.

(C) The project site has not been developed for urban uses and all of the following conditions are met:

1. No parcel within the site has been created within 10 years prior to the proposed development of the site.

2. At least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses.

3. The existing remaining 25 percent of the perimeter of the site adjoins parcels that have previously been developed for qualified urban uses.

"A" applies. According to the Phase I ESAs prepared for the project site, the site has been developed for qualified urban uses dating back to at least the 1920s. As discussed above, the property at 12628, 12701 & 12709 Willowbrook Avenue was developed with the current on-site building in 1923 and/or 1939. A second on-site building appears to have been present between the late 1930s and early 1980s. Tenants on the subject property have included various residential entities, a lounge, a supermarket, and a non-profit community services entity. The property at 2213 East El Segundo Blvd. was developed with residential buildings in 1924(2), 1937 and 1956 (Partner Engineering and Science, Inc. Phase I ESA April and May 2014).

(d) The project meets both of the following requirements regarding provision of affordable housing.

(1) The project consists of the construction, conversion, or use of residential housing consisting of 100 or fewer units that are affordable to low-income households.

(2) The developer of the project provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years, at monthly housing costs deemed to be "affordable rent" for lower income, very low income, and extremely low income households, as determined pursuant to Section 50053 of the Health and Safety Code.

1. The project consists of the construction of 61 units of affordable to low-income households earning 30% to 50% AMI.

2. The entirety of the project's units will be reserved for low-, very-low, and extremely-low income households. The developer will provide sufficient legal commitments with the Community Development Commission of the County of Los Angeles to ensure the continued availability and use of the housing units as affordable. These covenants will be recorded with the County of Los Angeles.